

**CITY OF WENATCHEE  
LAND USE HEARING EXAMINER**

**IN THE MATTER OF**

PD2014-01

Columbia Valley Community Health

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**FINDINGS OF FACT,  
CONCLUSIONS OF LAW,  
DECISION AND  
CONDITIONS OF APPROVAL**

THIS MATTER having come on for hearing in front of the City of Wenatchee Hearing Examiner on October 28, 2014, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. FINDINGS OF FACT**

1. The applicant is Columbia Valley Community Health.
2. The applicant has submitted a 4 phased Hospital Planned Development application which includes: Phase 1 includes parking at 600 Orondo Ave. and a new 1,890 square foot maintenance building at 634 Douglas St.; Phase 2, within 3 years includes parking at 501 Idaho St.; Phase 3 within 5 years includes an 11,427 square foot new clinic at 504 Orondo Avenue; and Phase 4 within 10 years includes a 7,127 square foot second story addition to the clinic at 600 Orondo Avenue, Wenatchee, WA.
3. The subject properties are located at: 634 Douglas St. within the Residential Medium, (RM) Zoning District; 501 Idaho St., 516, 514, 504, and 600 Orondo Avenue within the Residential Mixed Use, RMU, Zoning District in Wenatchee, WA. The subject properties are identified by Chelan County Tax Parcel No's: 222010590682, 222010590758, 222010590606, 222010590592, 222010590590, and 222010590594.
4. Within the subject tax parcels, there are multiple legal historic lots of record. In order to maintain compliance with setback standards, the applicant has acknowledged that boundary line adjustments that consolidate or modify property boundaries for these lots will be completed prior to building permit application submittals.
5. The applicant has requested an electronic readerboard sign, and would like to place the sign as a wall sign. The Wenatchee City Code, 10.42.080(7)(d) Reader Boards, provides that reader boards shall be installed on a permanent sign structure such as a monument sign.
6. The applicant has indicated that landscaping will be installed in compliance with the standards of Chapter 10.62 Landscaping, WCC. The applicant has further indicated that landscape buffering shall be provided between the maintenance facility at 634 Douglas Street and the adjoining single family residence in addition to the existing fence.

7. Setbacks proposed by the applicant meet minimum standards for the development, with the one requested deviation along Douglas Street, at 634 Douglas Street, which appears to match the existing home footprint.
8. The applicant has maintained compliance with the conditions of approval of CUP#10-05. The City of Wenatchee has not requested that the Douglas Street access point from 600 Orondo Avenue be removed, and the removal of that access is not supported by the City of Wenatchee Assistant Chief/Fire Marshal. No complaints were submitted to the city on non-compliance for the existing facility until very recently when concerns were identified with the subject application from public comments.
9. The Historic Preservation Board held a meeting on August 6, 2014. After taking public comment on the review and discussion of the proposal, the Board had the following recommendations for the hearing examiner to consider in the review of the proposal: Given the nature of the historic district and the need for on-street parking and alley accesses, the Historic Preservation Board recommends that the Hearing Examiner considers the potential impact of the project to the District from parking. The Board also was in favor of the maintenance building being in keeping with the neighborhood, as proposed by the applicant.
10. None of the subject properties are within the historic preservation district, or are designated as historic buildings.
11. CVCH has submitted and has conditional approval to provide 9 parking stalls within the public right-of-way with a temporary right-of-way permit and proposes 12 parking stalls within the property boundary at 501 Idaho Street. The net effect is that CVCH would provide 17 additional parking stalls more than the minimum that are required for the proposal. Should the City ever revoke the temporary permit due to right-of-way needs or a violation of the conditions of approval, the parking provided would still exceed the minimum required by 8 stalls. This additional parking along with the existing approach to parking policies for employees and free "no parking" signs provided by CVCH to adjacent Grandview Historic District properties is an effort by the applicant to address parking impacts to the adjoining neighborhood.
12. The City of Wenatchee Development Review Engineer, Donald Nelson, has submitted a report dated October 21, 2014 identifying the application of infrastructure standards in code that apply to the development and availability of services for stormwater, water and sewer. The report signed by the Development Review Engineer and City Engineer also identifies three recommended conditions of approval with respect to a common approach to stormwater given that this is a campus approach as an overall Hospital Planned Development application; limitations for the temporary right-of-way use agreement, and the paving of alley components utilized by the development proposal.
13. The subject properties are located within the Residential Moderate and Residential Mixed Use Land Use Designations of the Wenatchee Urban Area Plan and as conditioned are consistent with the goals and policies of the plan.

14. The site is located in the Residential Moderate and Residential Mixed Use Zoning districts. Hospital Planned Developments may be authorized as a planned development in these districts.
15. Public notice of application for this proposal and notices of the public hearing have been provided in conformance with Wenatchee City Code, Title 13.
16. A Determination of Non-Significance was issued by the City of Wenatchee Community and Economic Development Department on October 20, 2014 for this project.
17. Public and agency comments received on the proposal have been considered and addressed in the conditions of approval, where appropriate.
18. An open record public hearing after due legal notice was held on October 28, 2014.
19. The entire Planning Staff file was admitted into the record at the public hearing.
20. The City of Wenatchee Department of Community Development recommended approval of the requested permit, subject to the recommended conditions of approval.
21. Appearing and testifying on behalf of the applicant were Patrick Bucknum and Megan Beyer. Both Mr. Bucknum and Ms. Beyer testified that they were agents authorized to appear and speak on behalf of the applicant and property owner. Mr. Bucknum testified as to the community benefit for the hospital planned development, including the fact that they have been serving the underserved community since 1972. They have a significant cliental of low income patients. One out of three of their clients prefer Spanish as their language of choice. They also accept all types of public benefit payments for services rendered at the hospital facility. Ms. Beyer testified regarding the maintenance building and that they would continue to work with the historic district neighbors and would increase set backs and try to tackle the parking issues that have been raised. Mr. Bucknum testified that they have taken steps to discourage Douglas Street parking including providing signs and through new employee orientation. Facility staff of the applicant regularly patrol and observe the parking situation on Douglas Street and take corrective action as needed.  
  
Both Mr. Bucknum and Ms. Beyer indicated that all of the proposed conditions of approval were acceptable to the applicant.
22. No member of the public appeared at the hearing.
23. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
24. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
25. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.

26. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

## **II. CONCLUSIONS OF LAW**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC, Chapter 1.09 Hearing Examiner.
2. The subject application demonstrates consistency with the development standards and procedural requirements of WCC, Title 10 Zoning, Title 12 Environmental Protection and Title 13 Administration of Development Standards of WCC.
3. As conditioned, appropriate provisions have been made for the public health, safety and general welfare.
4. As conditioned, the public use and interest will be served by the approval of the Hospital Planned Development.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

## **III. DECISION**

Based on the above Findings of Fact and Conclusions of Law, Application PD 2014-01 is hereby **APPROVED** subject to the following Conditions of Approval.

## **IV. CONDITIONS OF APPROVAL**

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

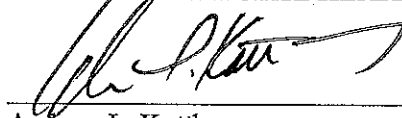
1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The project shall proceed in substantial conformance with the plans and application materials submitted on June 9, 2014 and as amended on August 21, 2014, except as amended by the conditions herein.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
4. The front yard setback on Douglas Street for the proposed maintenance facility at 634 Douglas Street shall be consistent with the existing single family home's setback fronting Douglas Street.
5. Verification of compliance of the applicable standards and the recommended conditions of approval identified in the City of Wenatchee Development Review Engineer's report prepared

by Donald Nelson, dated October 21, 2014, is required for each applicable component of development.

6. The applicant may locate an electronic readerboard at 600 Orondo Avenue as a monument sign, not a wall sign, consistent with the provisions of 10.42.080(7)(d). The site location must be consistent with the requirements of Chapter 10.50 Signs, WCC.
7. The applicant shall take reasonable steps to encourage employees, clients, independent contractors and agents of CVCH to park on-site and to discourage off site parking. In the event of complaints of off site parking by employees, clients, independent contractors or agents of CVCH, then, in the sole discretion of the City of Wenatchee, this matter may be referred back to the Hearing Examiner for the consideration of modification of existing conditions and/or the imposition of new conditions.

Dated this 30<sup>th</sup> day of October, 2014.

CITY OF WENATCHEE HEARING EXAMINER



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Andrew L. Kottkamp

Action of the Hearing Examiner is final unless, within twenty one (21) days of the issuance of the Notice of Final Decision, an appeal is filed in the Chelan County Superior Court as provided for in the Wenatchee City Code, Title 13, Chapter 13.11, and RCW 36.70C.040(3)(4)(a), provided, a request for reconsideration must be timely filed prior to any appeal.

